

PRIORITY ACTIONS:

DISPLACEMENT PREVENTION & DIVERSION

Facilitator: Gina Amatangelo

Location: Pre-K 4 SA (Training Room # 1)

Address: 7031 S. New Braunfels Ave, San Antonio, TX 78223

Date: Wednesday, November 14th

Time: 5:30 – 7:30 PM

Parking: Free parking is available in the Left-side Lot (Use side door for direct access to Training Rm# 1)

Food: Refreshments will be provided.

Session description: An interactive work session where participants will weigh in on the outcomes of the two previous community meetings by prioritizing the approaches for implementable –and measurable- actions to tackle the issues causing/and resulted from displacement in San Antonio.

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Schedule

5:30	Welcome & Introduction, Dr. Azza Kamal
5:40	Role of Public Input in the Process, Ian Benavidez/ Irma Iris Duran
5:43	Clicker Testing: Sample Question, Allison Shea
5:45	Process Overview, Gina Amatangelo
5:48	Round 1 (TENANT ASSISTANCE)
6:13	Round 2 (LANDLORDS INITIATIVE)
6:38	Round 3 (COUNSELING AND EDUCATION)
7:05	Final Voting, Allison Shea
7:10	Closing, Gina
7:12	Thank participants for being part of the public input process, Dr. Azza Kamal
7:15	Adjourn

PRIORITY ACTIONS BY PROGRAM/INITIATIVE

Below are three main areas that the City is considering for drafting the displacement prevention and assistance policy. Each area includes actionable-items. With your group, please discuss the potential benefits and consequences that these actions may have on displaced people and those at-risk of displacement.

Use your clicker to rank the options that you believe the City should consider (your first option will be the highest priority).

1. TENANT ASSISTANCE PROGRAM

(25-MINUTES)

DISCUSS: How can we best assist the tenants at the times of displacement and to prevent displacement?

- a) Tenant assistance
For displaced families and individuals (utility, rent, security deposit, etc.); as well as for emergency assistance for unexpected life events to help people stay in their current residence
Examples: Travis County; Dallas County, Bexar County, Austin, Denver, Houston, San Diego, and San Antonio;
- b) Relocation Assistance
Hotel/motel voucher, moving cost, storage, etc.
Examples: Dallas County, Houston, and San Antonio
- c) 24/7 Assistance Hotline
Direct tenants to a broad network of light case management, rapid-rehousing, different agencies, and City departments. Report violations and fear of retaliation, preemptive counseling, emergency assistance, Legal aid, referral to training and education, mediation, and financial education, and support for: 1) tenants, and 2) community organizing/advocates
Examples: San Diego, Denver, Dallas, Houston, and San Antonio
- d) Central Resources Hub
One central website for resources and information, different types of services and locations of providers, and access to a standardized application through social services providers
Examples: Denver and Austin
- e) Convenient Access to Resources and Information
Access to information, programs, and applications through the social, housing, and homeless services partners as well as neighborhoods, interfaith alliances, and council districts
Example: a less-comprehensive system is available in Austin

RANK: PRIORITIZE THE OPTIONS ABOVE

2. LANDLORDS INITIATIVE

(25-MINUTES)

DISCUSS: What initiatives with landlords should the City consider to mitigate and prevent displacement

- a) Impact Assessment
Require a broad community engagement strategy to conduct an impact assessment for new development and improvement projects that receive any incentives from the City in neighborhoods located in gentrifying and at-risk areas
Examples: Portland and Boulder
- b) Service Providers Network
Create and support a network of “quality supportive-services”
Examples: New initiative (Network of locations and types of services). This is a new component of the “coordinated policy” for managing and connecting existing resources for tenants
- c) Landlords’ Affordability Commitment
Landlords who agree on a commitment to rent for displaced families and individuals will be offered a free-listing on a website accessed through the City and support for units’ maintenance
Examples: San Diego and New York City
- d) Displacement Mitigation Plan
Require a comprehensive and coordinated neighborhood-scale plan for landlords who receive incentives
Examples: Austin, Denver, and Houston

RANK: PRIORITIZE THE OPTIONS ABOVE

3. COUNSELING AND EDUCATION

(25-MINUTES)

DISCUSS: What should the City do to effectively prevent and mitigate displacement?

- a) Efficient Counseling and Mediation
Expand availability of and access to counseling and education opportunities for the tenants and tenants’ organizing groups. Improve response to tenants’ needs for legal advice, tenant-landlord counseling, mediation, fair housing education and property taxes
Examples: Denver, Dallas, Austin, and San Antonio
- b) Training and Self-Improvement
Job training, job search/placement, fair lending education, life skills training, financial literacy, banking and saving, credit cards, and other services to assist in stabilization
Examples: Houston, Austin, and Denver
- c) Digital Centralized System
A digital system and access to online application for all support needed: counseling, training and, property taxes, home repair programs, and development/redevelopment and improvement projects by neighborhood
Example: New initiative through Displacement Prevention and Assistance Policy website (a similar, yet small-scale program is available thorough 3-1-1 system in Denver)
- d) Resources to protect (at-risk) homeowners
Effective counseling and access to resources on tax exemption and home repair programs that support homeowners in at-risk or gentrified neighborhoods

RANK: PRIORITIZE THE OPTIONS ABOVE